



TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
Regular Session
Date: JUNE 27, 2005
AGENDA

7:30 p.m. – Roll Call

PRELIMINARY MEETINGS:

- SET UP
FOR P/H
1. **FRANCES AUGUST (05-35)** Request for 2 ft. Side Yard Setback and; 1.5 ft. Total Side Yard Setback for proposed addition and; INTERPRETATION for Single Family Home with two kitchens; all at 30 Continental Drive in an R-4 Zone (45-1-27)
- SET UP
FOR P/H
2. **M & Y BUILDERS (05-37)** Request for 21,847 sq. ft. Minimum Lot Area for proposed single family home at 8 Schwartz Lane in an R-1 Zone (52-1-8.1)
- SET UP
FOR P/H
3. **LANDMASTER HARP, LLC (05-34)** Request for 6.5 ft. building height variance on proposed Harp Estates Condominium Project at Unit Numbers 14, 20, 26, 32, 40, 58, 66, 72, 78 & 84 on Iron Forge Lane and Units 23 & 29 on Covington Road all in R-5 Zone (65-2-1.1, 1.2 & 3)
- SET UP
FOR P/H
4. **AMERADA HESS CORP. (05-36)** Request for:
7 ft. Rear Yard Setback and; 30 square foot variance for façade sign and;
4 parking spaces and; ~~one additional façade sign for three businesses~~
All at corner of Union Avenue & Windsor Highway in an NC Zone (12-2-1)

PUBLIC HEARINGS:

- APPROVED
5. **EDUARDO GUERRERO (05-12)** Request for 5 ft. Rear Yard Setback for proposed in-ground pool at 2818 Cherry Tree Way in an R-3 Zone (77-1-20)
- APPROVED
6. **ROBERT STUETZLE (05-23)** Request for 27 ft. Rear Yard Setback for proposed attached two-car garage on a corner lot at 69 Blooming Grove Tpk. in an R-4 Zone (48-1-15)
- APPROVED
7. **VERNON COUSER (05-27)** Request for:
7 ft. Rear Yard Setback for existing carport and;
Existing Accessory Bldg projects closer to street than principal bldg and;
Existing 6 ft. fence projecting between front of principal building and street
All at 93 Silver Spring Road in an R-4 Zone (20-2-9)
- APPROVED
8. **EXXON MOBIL (05-17)** Request for variance of:
29 ft. front yard (canopy – Rt. 32) 18 ft. Side yard (car wash)
31 ft. front yard (building – Rt. 94) 6 ft. Maximum Building Ht. (car wash)
All at Corner of Rt. 32 & Rt.94 – Vails Gate in a C Zone (69-4-26.2)